154.0	0001	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,800 / 823,800
					USE VALUE:	823,800 / 823,800
					ASSESSED:	823,800 / 823,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERTA KENNETH C/KRISTIN J
Owner 2:	
Owner 3:	
Street 1:	12 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARNEY PHILOMENA M/TRUSTEE -
Owner 2:	12 GLENBURN RD REALTY TRUST -
Street 1:	12 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1938, having primarily Wood Shingle Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4221.000	386,500		437,300	823,800
Total Card	0.097	386,500		437,300	823,800
Total Parcel	0.097	386,500		437,300	823,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.61 /Parcel: 508.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102506

GIS Ref

GIS Ref

Insp Date 06/27/18

!12091!

PREVIOUS ASSESSMENT

Parcel ID 154.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	386,500	0	4,221.	437,300	823,800		Year end	12/23/2021
2021	101	FV	364,100	0	4,221.	437,300	801,400		Year End Roll	12/10/2020
2020	101	FV	364,100	0	4,221.	437,300	801,400	801,400	Year End Roll	12/18/2019
2019	101	FV	297,800	0	4,221.	410,000	707,800	707,800	Year End Roll	1/3/2019
2018	101	FV	297,100	0	4,221.	338,900	636,000	636,000	Year End Roll	12/20/2017
2017	101	FV	297,100	0	4,221.	311,600	608,700	608,700	Year End Roll	1/3/2017
2016	101	FV	297,100	0	4,221.	284,200	581,300	581,300	Year End	1/4/2016
2015	101	FV	264,200	0	4,221.	278,800	543,000	543,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:53:19

LAST REV

Date	Time
08/07/18	08:53:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12091

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY PHILOMEN	35742-287		6/24/2002	Family	325,000	No	No		
CARNEY PHILOMEN	30927-446		12/17/1999	Convenience		No	No		
	10695-20		10/9/1964			No	No		N

USER DEFINED

Prior Id # 1:	102506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	336	PATRIOT
5/8/2000	Mailer Sent		
4/6/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4221		Sq. Ft.	Site		0	80.	1.30	9									437,306						437,300	

Total AC/HA:	0.09690	Total SF/SM:	4221	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	437,306	Spl Credit		Total:	437,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29826820
Const Adj.:	0.99237567
Adj $ / SQ:	173.930
Other Features:	91319
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433281
Depreciation:	46794
Depreciated Total:	386487

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

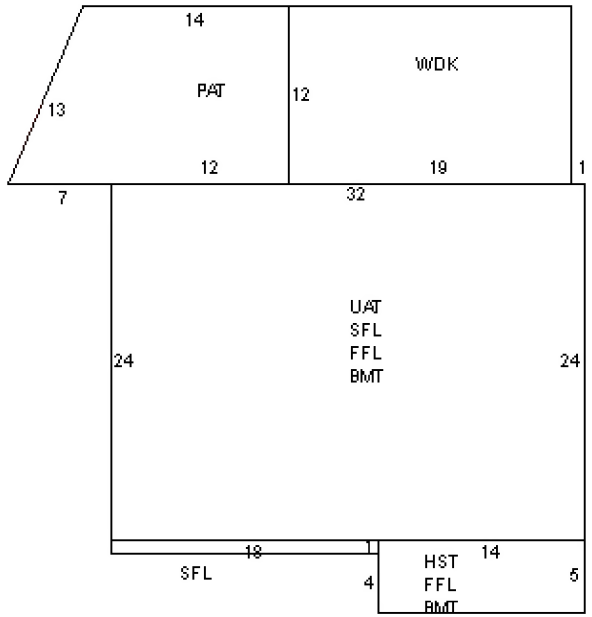
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.93
Special Features:	0	Val/Su Net:	125.65
Final Total:	386500	Val/Su SzAd	238.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	838	52.180	43,726
FFL	First Floor	838	173.930	145,753
SFL	Second Floor	747	173.930	129,873
WDK	Deck	228	10.310	2,350
PAT	Patio	198	4.110	814
UAT	Upper Attic	192	69.570	13,358
HST	Half Story	35	173.930	6,088
	Net Sketched Area:	3,076	Total:	341,962
Size Ad	1619.6999	Gross Area	3726	FinArea 1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0001-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	